099.0	0002	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,300 /	713,300
					USE VALUE:	713,300 /	713,300
					ASSESSED:	713,300 /	713,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASQUAL MICHAEL/MICHELLE
Owner 2:	
Owner 3:	
Street 1:	115 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUIDICE DONALD A--ETAL -
Owner 2:	GUIDICE JULIE P -
Street 1:	115 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,625 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7625.000	259,200		454,100	713,300
Total Card	0.175	259,200		454,100	713,300
Total Parcel	0.175	259,200		454,100	713,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.51 | /Parcel: 388.5

Legal Description

User Acct 64405

GIS Ref

GIS Ref

Insp Date 11/16/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 099.0-0002-0002.A

!8017!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,200	0	7,625.	454,100	713,300	713,300	Year End Roll	12/18/2019
2019	101	FV	235,600	0	7,625.	460,600	696,200	696,200	Year End Roll	1/3/2019
2018	101	FV	235,600	0	7,625.	343,800	579,400	579,400	Year End Roll	12/20/2017
2017	101	FV	235,600	0	7,625.	311,400	547,000	547,000	Year End Roll	1/3/2017
2016	101	FV	235,600	0	7,625.	298,400	534,000	534,000	Year End	1/4/2016
2015	101	FV	221,800	0	7,625.	253,000	474,800	474,800	Year End Roll	12/11/2014
2014	101	FV	221,800	0	7,625.	240,000	461,800	461,800	Year End Roll	12/16/2013
2013	101	FV	221,800	0	7,625.	228,400	450,200	450,200		12/13/2012

PRINT

Date	Time
12/10/20	22:36:33

LAST REV

Date	Time
06/19/19	09:58:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8017

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUIDICE DONALD	36548-291		9/30/2002		410,000	No	No		
	11528-474		6/26/1968		14,188	No	No		N

USER DEFINED

Prior Id # 1:	64405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2011	1118	Redo Bat	8,000					renovate 2 baths a
2/12/2007	93	Redo Kit	11,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	BS	Barbara S
4/30/2012	Info Fm Prmt	MM	Mary M
4/3/2009	Meas/Inspect	163	PATRIOT
12/12/2002	MLS	MM	Mary M
11/16/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
7/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7625		Sq. Ft.	Site		0	70.	0.85	5									454,125						454,100	

Total AC/HA: 0.17505 | Total SF/SM: 7625 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,125 | Spl Credit | Total: 454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	104500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352131
Depreciation:	92963
Depreciated Total:	259168

COMMENTS

646-3736.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

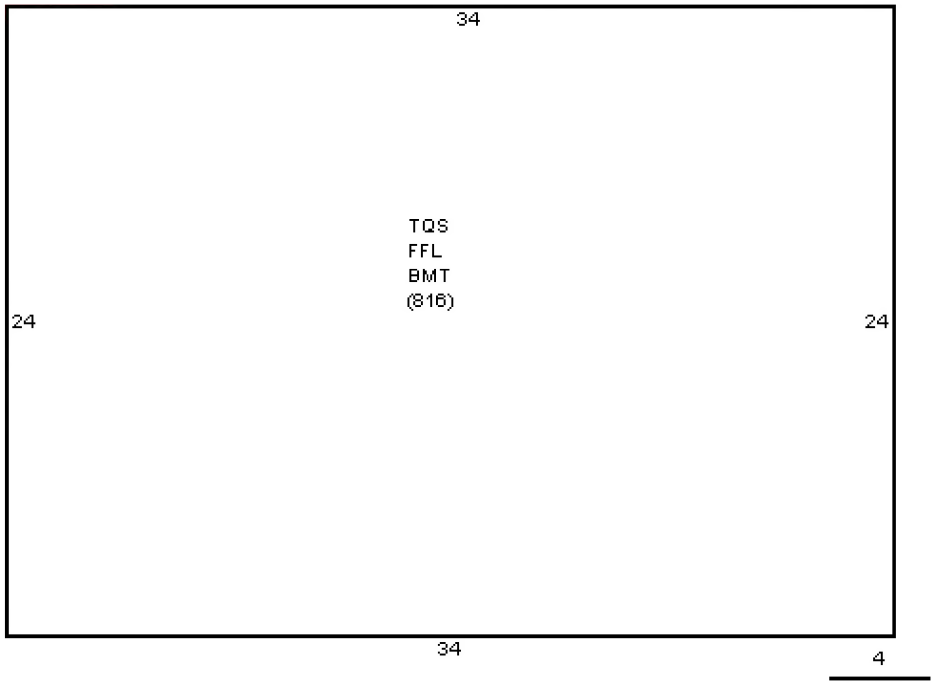
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.33
Special Features:	0	Val/Su Net:	115.51
Final Total:	259200	Val/Su SzAd	181.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	57.890	47,236
FFL	First Floor	816	140.330	114,511
TQS	3/4 Story	612	140.330	85,883

Net Sketched Area:	2,244	Total:	247,630
Size Ad	1428	Gross Are	2448	FinArea	1836
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x10	A	AV	2010	0.00	T	7.2	101						

PARCEL ID

099.0-0002-0002.A

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc